

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT #16**

CASE NUMBER: S.U.P. 08-214 CC

L.U.C.B. MEETING: May 8, 2008
Redacted 7/14/2008

LOCATION: ±370 feet south of Dexter Road; ±490 feet west of Appling Road

OWNER OF RECORD: Dancy Investments, Inc

APPLICANT/LEASEHOLDER: Crown Castle, Inc.

REQUEST: Extend existing 150-ft. cell tower (CMCS) to 165 ft.

AREA: 2,500 sq. ft. lease parcel in 12,600 sq. ft. tract with access

EXISTING LAND USE & ZONING: Existing cell tower in the Agricultural (AG) District

SURROUNDING USES AND ZONING:

North: In the AG District, a 3.8 acre wooded tract formerly accessible from a northward extension of Bridgewater Road, where the roadway is no longer maintained.

East: A 7.5 acre vacant tract in the Planned Commercial (C-P) District, which is part of Area C of the Applingwood Planned Development Outline Plan (PD 97-376), and therein designated for Local Commercial (C-L) uses. The access easement to the subject property traverses the northern half of this site to a driveway entrance on Dexter Road.

South and West: In the AG District, two vacant 2½-acre tracts identified as a detention area in the Applingwood PD, and apparently used as a source of fill material for the tract to the east.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION

Approval with conditions

CONCLUSIONS

1. *The decision to colocate the proposed new service on an existing tower is commendable.*
2. *Staff would prefer that this installation utilize a stealth design. However the current ordinance does not require it, and the nearest existing non-institutional residence is more than 500 feet from the tower.*
3. *Staff recommends modification of the existing tower base installation to incorporate a sign-proof fence and more attention to compliance with the landscaping conditions.*

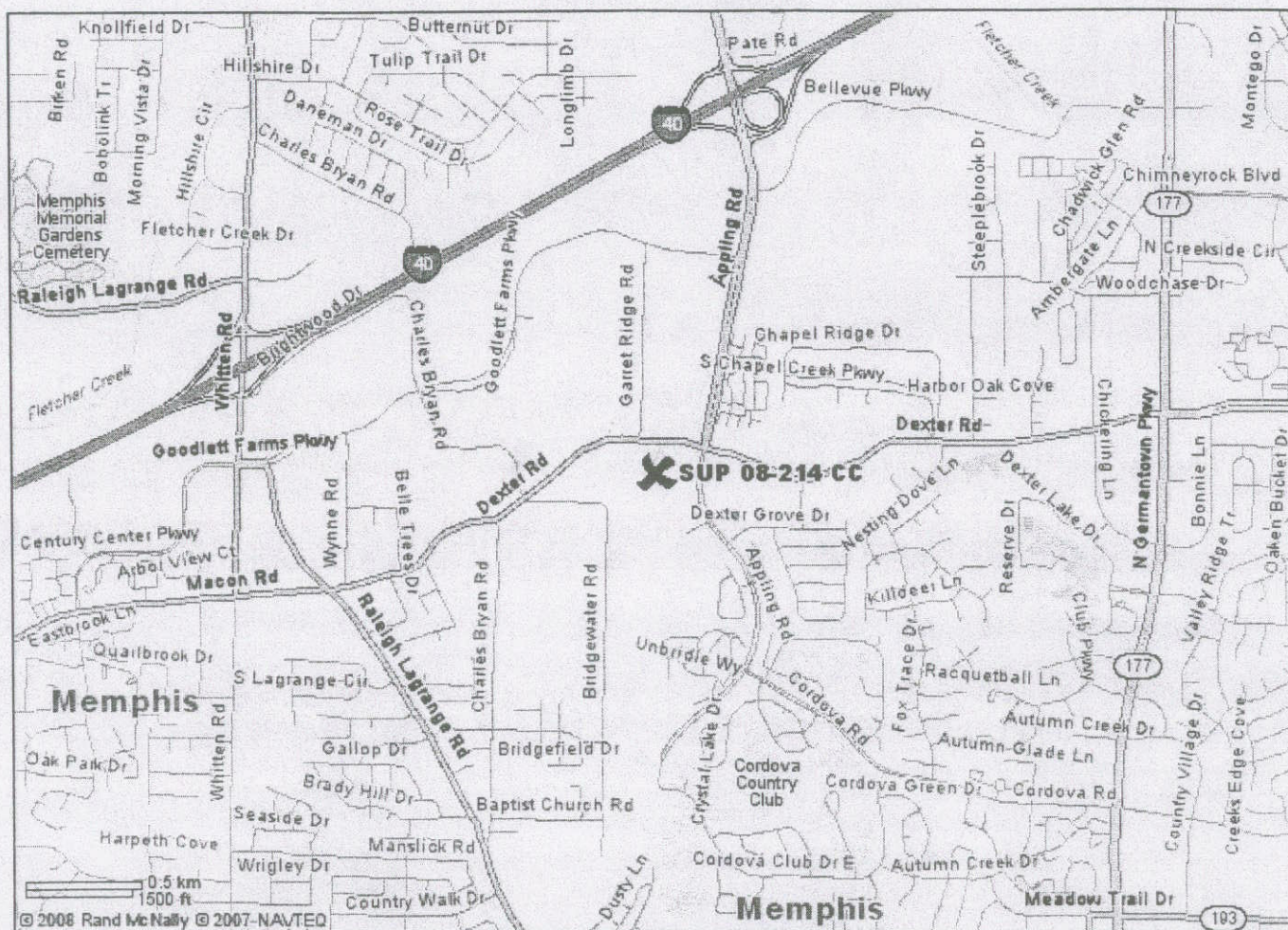


Figure 1: VICINITY MAP
LOCATION OF SUBJECT PROPERTY
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Figure 3: Overhead View of Vicinity

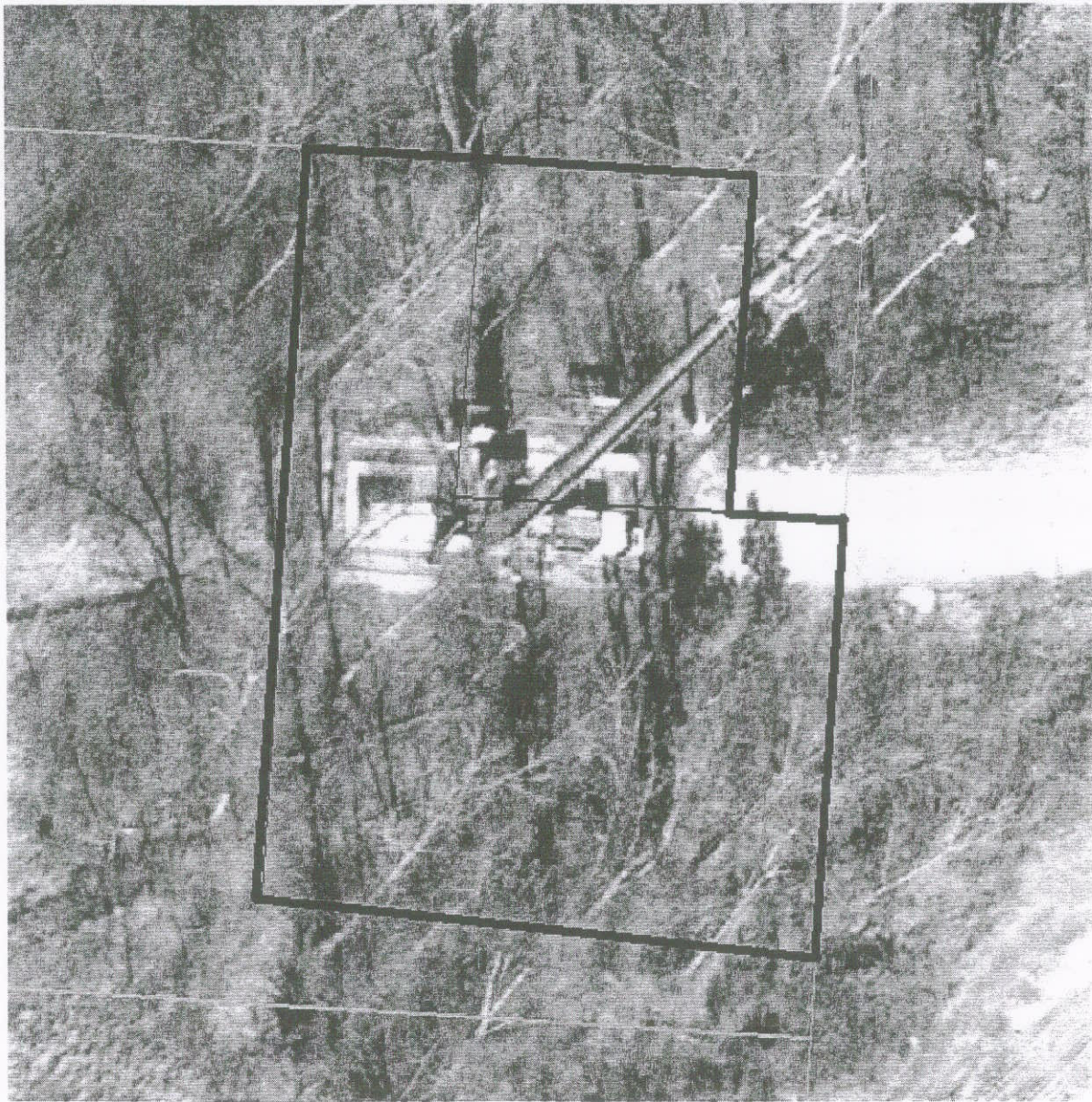


Figure 4: Overhead view of subject property



Figure 5: "As Built" Site Plan

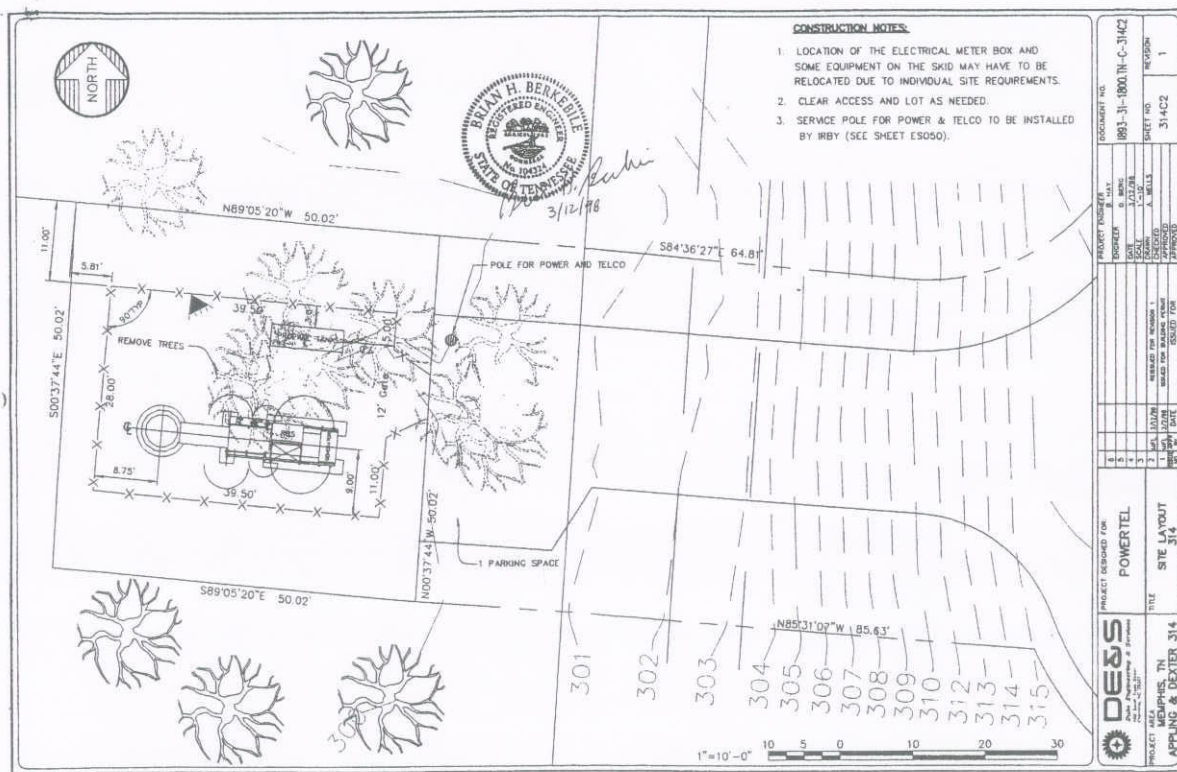


Figure 6: Proposed Site Plan Detail

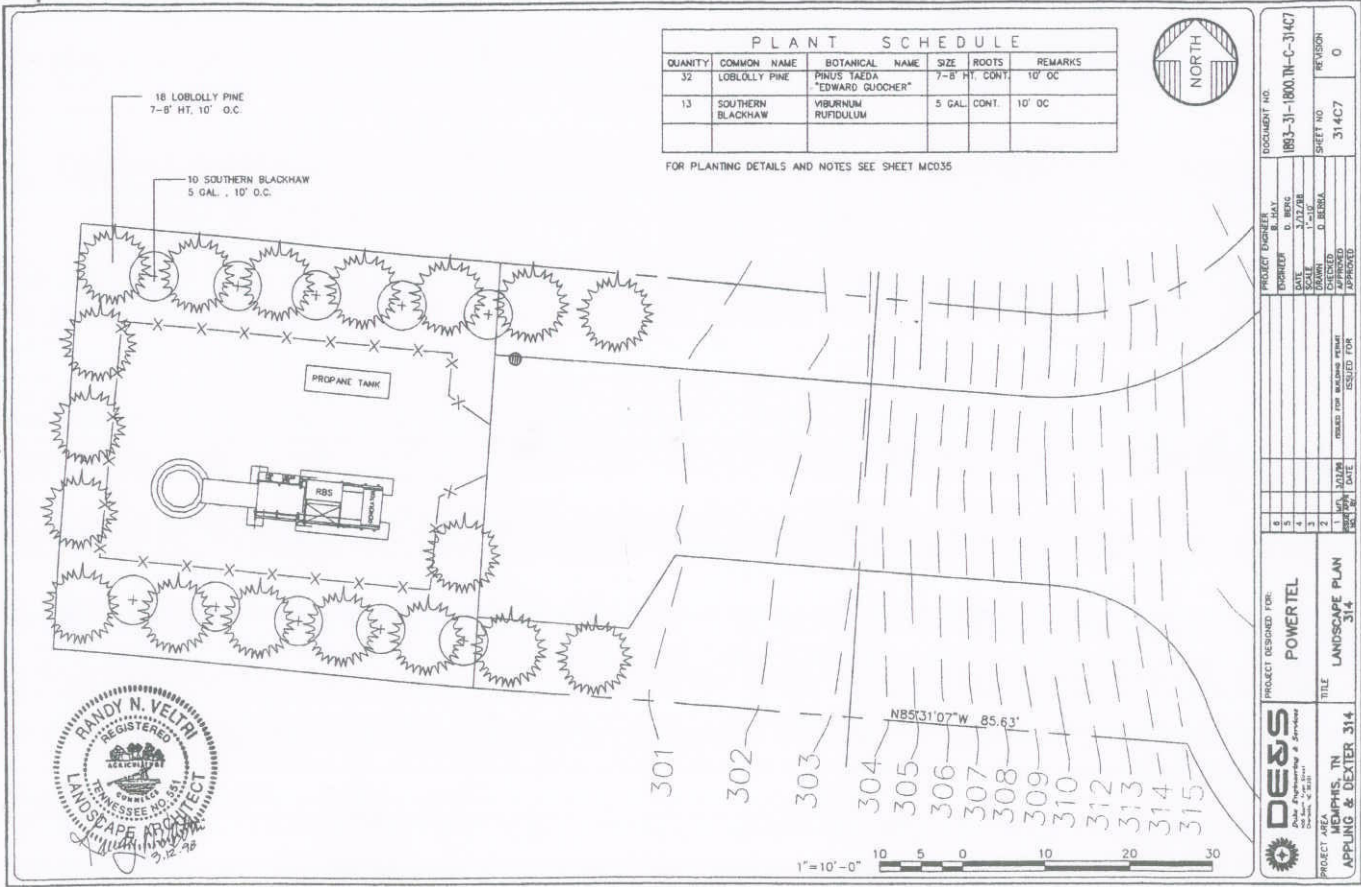


Figure 6: Proposed Landscaping Detail

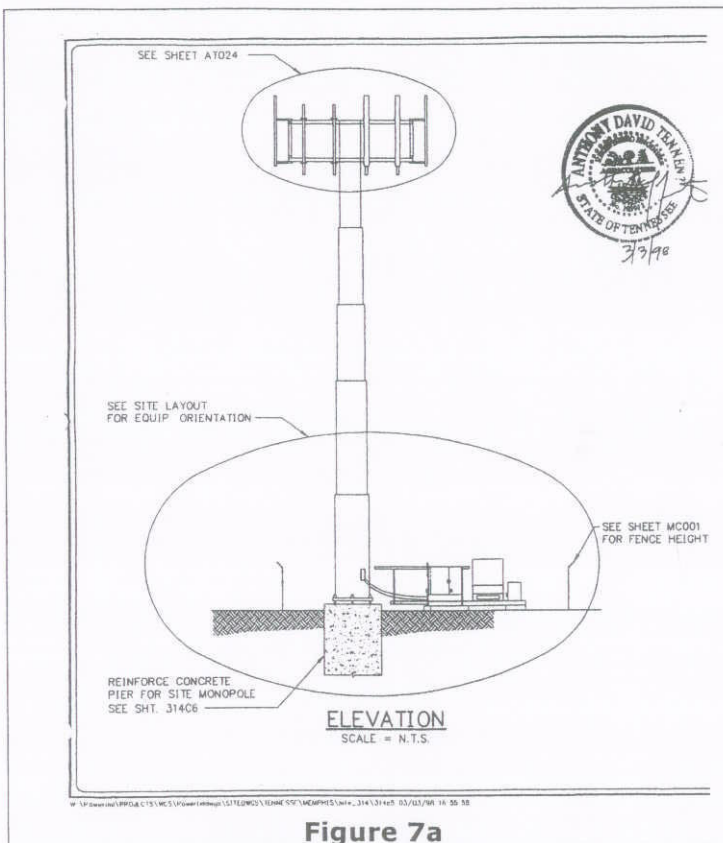


Figure 7a

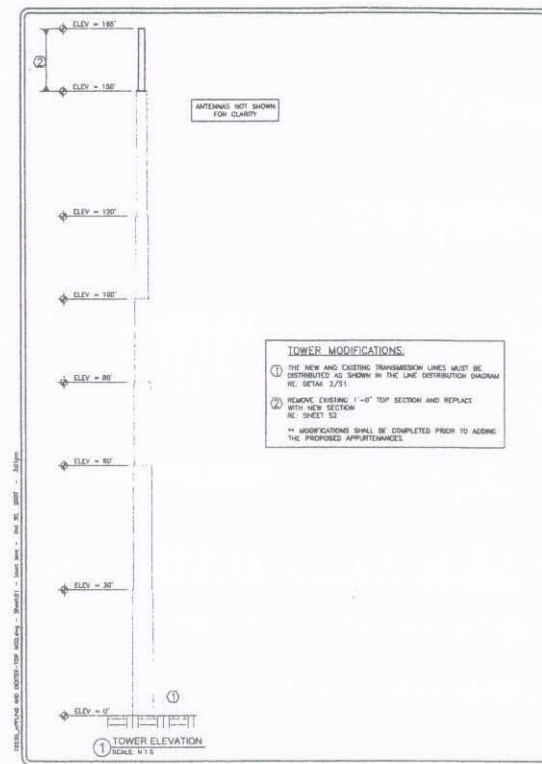


Figure 7b

Figure 7a: Conceptual Elevation Drawing Showing Equipment for One Carrier
(This tower currently has three antenna mounting platforms and ground equipment modules for three carriers and the owner is requesting approval to provide the facilities for a fourth carrier.)

Figure 7b: Elevation Drawing Showing Tower Addition --- with mounting platforms omitted



Figure 8: Existing tower for which height increase is requested.